

Return Name & Address:



200803110096

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL08-0072

Applicant Name: Delbert Robinson

Property Owner Name: same

The Department hereby finds that Lots 8-12, Block 7 and Lots 5-11, Block 15, Plat of Montborne, recorded in Volume 2, Pg 80, May 21, 1890, as a total unit

Parcel Number: P74583, 74598; 4135-007-012-0001, 4135-015-011-0005; within a Ptn of the Sec. 6, Twp 33, Rge 5. Approximately 2.6 acres

1. CONVEYANCE

- ☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.
- ☐ **IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore **IS NOT** eligible for conveyance or development.

2. DEVELOPMENT

- ☒ **IS** the minimum lot size required for the Rural Village Residential zoning district in which the lot is located and therefore **IS** eligible to be considered for development permits.
- ☐ **IS/ARE NOT**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for development permits.

IS NOT the minimum lot size required for the _____ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: Howe Roeder

Date: 2/26/2008

See Attached Map

4c PL08-007

~~LOT~~ -

RESERVE



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

February 26, 2008

Mr. & Mrs. Delbert Robinson
24352 Lee Road
Mount Vernon, WA 98274

RE: Lot of Record Certification:

PL08-0072, Parcels: P74583 & 74598

Dear Mr. & Mrs. Robinson:

The determination for a Lot of Record is based on a review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document; assessing when parcels came together; when parcels were separated; and what County regulations, if any, were in effect at the time of conveyance of any specific legal description.

This office has completed review of the Lot Certification Application and based on information submitted the following determination has been made:

Lot of Record Certification PL08-0072, Parcels P74583 & 74598 as one total unit:

Lot Certification PL08-0072 is comprised of the legal descriptions associated with Parcels P74583 and 74598 as a total unit. The current zoning of the area is Rural Village Residential. The Rural Village Residential zoning designation has a minimum lot size of one (1) acre with community/public water and either public sewer or on-site sewage disposal or 2.5 acres with on-site water (well) and on-site sewage disposal.

It would be possible to aggregate or combine the subject property into 1+ acre tracts through the Boundary Line Adjustment process, provided that public water is provided to each resulting tract.

Enclosed please find a copy of the unrecorded Lot Certification. The original has been forwarded to the Skagit County Auditor's Office for recording. At such time as the original is received by this office, it will be forwarded. If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Senior Planner

1800 Continental Place ♦ Mount Vernon, WA 98273 ♦ Pho

"Helping You Plan and Build B



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